

Leicester **60 Charles Street** **Leicestershire** **LE1 1FB**

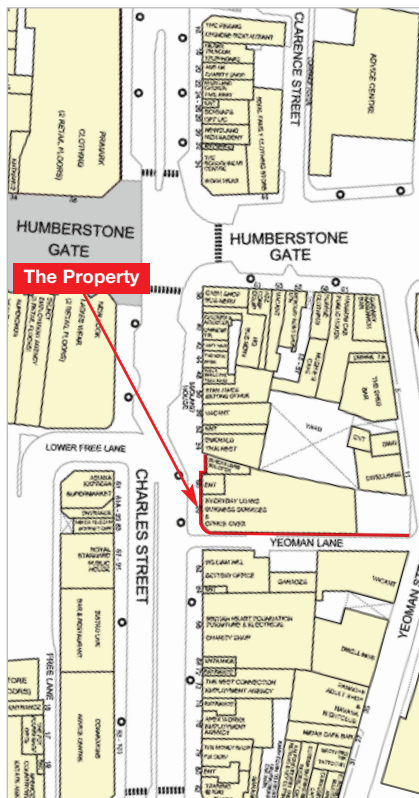
- **Freehold Office Investment**
- Prominent city centre location
- Comprises 4,291.1 sq m (46,191 sq ft)
- Total Current Rents and Licence Fees Reserved

£240,372 pa

Vacant Possession of 1,301.1 sq m (14,005 sq ft)

On the Instructions of Peter Welborn and Elaine Tooke as Joint LPA Receivers

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Leicester is one of the East Midlands' major commercial centres, located adjacent to the M1 and M69 motorways. The city has a population of some 318,000 and has regular rail services to London and the north. The property is situated within the city centre on the east side of Charles Street at the junction with Yeoman Lane. The property is close to Humberstone Gate, one of the city's prime shopping streets, and the Haymarket Shopping Centre. Occupiers close by include New Look, Primark, William Hill, Ramada Encore Hotel, The Money Shop, Pick Everard and British Heart Foundation amongst others.

Description

The property is arranged on basement, ground and thirteen upper floors. The ground floor provides two shop units whilst the upper floors comprise office accommodation together with basement plant. The offices have the benefit of two x 9 person lifts, suspended ceilings and perimeter trunking. The rear of the property benefits from covered parking for 10 vehicles and open parking for a further 8 vehicles in the rear yard.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

EPC Rating 118 Band E (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Ms D Featherstonhaugh, Hamblins. Tel: 0207 355 6000 e-mail: dfeatherstonhaugh@hamblins.co.uk

No.	Present Lessee	Accommodation	Lease/Licence Terms	Current Rent/Licence Fees £ p.a.	Next Review/ Reversion
Part Ground	Everyday Loans Limited	Gross Frontage 9.30 m (30' 6") Net Frontage 8.55 m (28' 0") Shop & Built Depth 12.25 m (40' 2") Ground Floor 93.5 sq m (1,006 sq ft)	10 years from 19.04.2007 Rent review 09.04.2012 IR & I 2% service charge capped at £2,200 p.a. subject to RPI increase	£21,000 p.a.	Reversion 2017
Part Ground	Duncan Lewis (Solicitors) Limited	Gross Frontage 6.75 m (22' 1") Net Frontage 4.95 m (16' 2") Shop Depth 11.15 m (36' 6") Built Depth 14.45 m (47' 4") Ground Floor 64.8 sq m (698 sq ft)	5 years from 25.03.2013 Rent review and tenant's option to break 25.03.2016 IR & I 1.5% service charge	£10,000 p.a.	Rent Review 2016
Part First	Imperial Corporate Events Ltd	First Floor 257.8 sq m (2,775 sq ft)	3 years from 01.01.2014. Tenant's option to break 31.12.2014 and 31.12.2015 IR & I. Capped service charge. Outside the 1954 Landlord & Tenant Act	£14,000 p.a.	Reversion 2016
Part First	Olympus Care Services Limited	First Floor 60.4 sq m (650 sq ft)	Term commencing 01.05.2013 and expiring 31.12.2015 IR & I	£10,750 p.a. inclusive of service charge, insurance, business rates and electricity	Reversion 2015
Part First	British Precast Concrete Federation	First Floor 40.0 sq m (431 sq ft)	Lease expired 01.10.2013 IR & I	£3,300 p.a. inclusive of service charge, insurance and rates	Holding Over
Part First	Vacant	First Floor 103.5 sq m (1,114 sq ft)			
Second	Imperial Corporate Events Ltd	Second Floor 529.1 sq m (5,695 sq ft)	6 years from 21.03.2014. Rent review 21.03.2017. Tenant's option to break 20.03.2017 IR & I (Capped service charge)	£28,475 p.a.	Rent Review 2017
Part Third	Leicestershire Citizens Advice Bureau	Third Floor 423.6 sq m (4,560 sq ft)	Term commencing 20.01.2014 expiring 31.03.2018. Tenant's option to break 31.03.2016 and 31.03.2017. IR & I. Capped service charge subject to RPI increase Outside the 1954 Landlord & Tenant Act	£25,000 p.a.	Reversion 2018
Part Third	Working Links (Employment) Ltd	Third Floor 105.4 sq m (1,135 sq ft)	3 years from 07.04.2013. Tenant's option to break 25.12.2014, rolling on 6 months' notice. IR & I	£7,000 p.a.	Reversion 2016
Fourth	Vacant	Fourth Floor 529.1 sq m (5,695 sq ft)			
Part Fifth	Vacant	Fifth Floor 130.6 sq m (1,406 sq ft)			
Part Fifth	Duncan Lewis (Solicitors) Limited	Fifth Floor 43.3 sq m (466 sq ft)	3 years from 21.04.2014. IR & I. 1.2% service charge	£3,000 p.a.	Reversion 2017
Part Fifth	Vacant	Fifth Floor 33.4 sq m (360 sq ft)			
Sixth	Community Integrated Care	Sixth Floor 234.6 sq m (2,525 sq ft)	Holding over under the terms of a lease which expired 28.03.2014 IR & I. 5.25% service charge	£15,780 p.a.	Holding Over
Seventh	Triangle Training Limited	Seventh Floor 234.6 sq m (2,525 sq ft)	Holding over under the terms of a lease which expired 10.05.2014. IR & I. 5.25% service charge	£15,780 p.a.	Holding Over
Eighth	Acorn Training Limited	Eighth Floor 234.6 sq m (2,525 sq ft)	5 years from 07.06.2011. Rent review 07.06.2014. IR & I. 5.25% service charge	£16,412 p.a.	Reversion 2016
Part Ninth	Acorn Training Limited	Ninth Floor 167.2 sq m (1,800 sq ft)	3 years from 15.11.2013. IR & I plus service charge	£9,900 p.a.	Reversion 2016
Part Ninth	Vacant	Ninth Floor 67.4 sq m (725 sq ft)			
Part Tenth	Jonathan Ashworth MP	Tenth Floor 92.9 sq m (1,000 sq ft)	24.06.2011 to 15.03.2015. Rent review 16.03.2012. IR & I	£6,000 p.a.	Reversion 2015
Part Tenth	Vacant	Tenth Floor 141.7 sq m (1,525 sq ft)			
Part Eleventh	Fusion Staff Agency	Eleventh Floor 60.4 sq m (650 sq ft)	Holding over under the terms of a lease which expired 31.03.2014. IR & I plus service charge	£4,200	Holding Over
Part Eleventh	Vacant	Eleventh Floor 84.9 sq m (914 sq ft)			
Part Eleventh	Vacant	Eleventh Floor 89.3 sq m (961 sq ft)			
Part Twelfth	Jarroms	Twelfth Floor 113.3 sq m (1,220 sq ft)	Holding over under the terms of a lease which expired 30.04.1999. IR & I	£6,650 p.a. inclusive of service charge	Holding Over
Part Twelfth	Vacant	Twelfth Floor 121.2 sq m (1,305 sq ft)			
Thirteenth	Absolute Insulation Limited	Thirteenth Floor 234.6 sq m (2,525 sq ft)	Holding over under the terms of a lease which expired 13.05.2013. IR & I plus service charge	£15,000 p.a.	Holding Over
Roof	EE Limited	Roof	20 years from 04.06.2001 Rent review every fifth year	£13,500 p.a.	Rent Review 2016
Roof	Vodafone Limited	Roof (Part)	25 years from 04.02.2011 Rent review every fifth year	£9,000 p.a. plus Site Share Fee £1,125 p.a.	Rent Review 2016
Parking	TBC	Car Parking	3 month licences	£4,500 p.a.	
NB. Areas supplied by the Vendor.		Total 4,291.1 sq m (46,191 sq ft)	Total £240,370 p.a.		

